



<b>Code :</b>	28921
<b>Location :</b>	Novigrad
<b>Building size :</b>	60 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	300 m
<b>Seaview :</b>	No
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	1986
<b>Energy efficiency :</b>	C
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 204.000 €

For sale: a cozy ground-floor apartment in Mareda, located in an excellent position just 300 meters from the sea.

The apartment has a functional layout and consists of an entrance area with a kitchen measuring 4.84 m<sup>2</sup>, a spacious living room of 15.25 m<sup>2</sup> with access to a covered terrace of 18 m<sup>2</sup>, and a bedroom measuring 9.95 m<sup>2</sup> with access to an additional smaller terrace of 5.87 m<sup>2</sup>. The property also includes a storage room of 3.5 m<sup>2</sup>.

In the immediate vicinity, there are shops, restaurants, a pizzeria, fast food, a pastry shop, and all the amenities needed for a pleasant stay and relaxation. A parking space is also provided.

Thanks to its excellent location and proximity to the sea, the apartment represents a great opportunity for vacation, tourist rental, or comfortable living throughout the year.

For more information and to schedule a viewing, please contact:

Azra  
+385 91 611 5706  
+385 98 420 885  
[azra@almadominvest.com](mailto:azra@almadominvest.com)